

Town of Thompson
Building Committee Meeting
Regular Meeting Agenda
Thompson Middle School Media Center
Wednesday, September 8, 2021
6:00pm

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - a. August 11, 2021 **(A)**
- IV. Approval of Invoices**
 - a. Invoice #082191026 Tighe & Bond \$ 11,437.80 **(B)**
- V. Approve invoices received after agenda posted**
- VI. Review of Financial Summary of Current Project **(C)****
- VII. Bill Birch Report/Update**
 - a. Cost Estimate Memo from Jay Viamari **(D)**
- VIII. Bill Witkowski/Sub-Committee Update**
- IX. Other business deemed pertinent to the Committee**
- X. Adjournment**

Town of Thompson
Building Committee Meeting
Regular Virtual Meeting Minutes
Wednesday, August 11, 2021
6:00pm

In Attendance:	Absent:
John Rice	Jon Hoenig
Paul Provost	Larry Consiglio
Brian Santos	Frank Langlois
William Witkowski	David Poplawski

Also in attendance: Melinda Smith, Amy St. Onge, Linda Jarmolowicz, Jay Viamari

I. Call to Order

John Rice called the meeting to order at 6:00pm.

II. Roll Call

All members in attendance except Jon Hoenig, Larry Consiglio, Frank Langlois, and David Poplawski.

III. Approval of Minutes

a. July 14, 2021

Motion by William Witkowski, seconded by Paul Provost, to accept the minutes of the July 14, 2021 meeting.

Motion – Passes. Brian Santos abstained.

IV. Approval of Invoices

a. Invoice #072191186 Tighe & Bond \$ 8,838.30

Motion by Brian Santos, seconded by William Witkowski, to pay invoice #072191186 from Tighe & Bond in the amount of \$8,838.30.

Motion – Passes. Unanimous.

b. Application #3 Imperial Restoration \$164,653.39

Motion by Brian Santos, seconded by William Witkowski, to pay Application #3 from Imperial Restoration in the amount of \$164,653.39.

Motion – Passes. Unanimous.

V. Approve invoices received after agenda posted

None.

VI. Review of Financial Summary of Current Project

None.

VII. Bill Birch Report/Update

Bill Birch was not in attendance. No update.

VIII. Bill Witkowski/Sub-Committee Update

Brian Santos compiled a letter to Jay Viamari regarding the track restoration. His questions were around testing and borings. Jay Viamari stated that they would use shallow borings. Discussion was held regarding a video inspection, additional drainage, reusing the black top as a base, allocated funds for the project, etc.

Motion by Brian Santos, seconded by William Witkowski, to allocate the \$17,000 toward the project.

Motion – Passes. Unanimous.

The building committee will send Jay a name of a land surveyor in Thompson.
More discussion was held regarding drainage.

Amy St. Onge asked what a rough estimate is for a new track. Brian Santos stated it is possible for it to cost \$700K to \$900K. Brian explained the process of resurfacing. Discussion was held regarding the ARP funds.

IX. Other business deemed pertinent to the Committee

John Rice gave the committee a report on debris that landed in the high school gymnasium and shop classrooms from the roofers banging over the summer. ServePro was contacted to look at the mess and clean-up before school begins. Brian Santos will meet ServePro at the school to discuss what needs to be done and get an estimate. Discussion was held.

Jay Viamari stated that in terms of the roofing project, the major roofing has been finished, it is masonry and flashing work that needs to be completed. Some roof spots need to be addresses regarding water drainage, but the project is wrapping up.

Motion by John Rice, seconded by William Witkowski, to authorize Brian Santos to follow through with the breakdown of the remaining pieces of the roofing project.

Motion – Passes. Unanimous.

X. Adjournment

Motion by Brian Santos, seconded by Paul Provost, to adjourn the meeting at 6:44pm.

Minutes Submitted by: Danielle Pederson

Invoice:

Town of Thompson
 Attn: Ken Beausoleil, First Selectman
 815 Riverside Drive
 P.O. Box 899
 North Grosvenordale, CT 06255-0899

INV. DATE : 8/17/2021
 INVOICE # :** 082191026
 PROJECT # : 290377001

THOMPSON-Engineering Assessment Services

FOR PROFESSIONAL SERVICES RENDERED THROUGH 7/31/2021 AS FOLLOWS:

Services rendered this period were in accordance to our Agreement May 9, 2018.

TOTAL FEE AUTHORIZED	\$173,300.00
PERCENT COMPLETE AS OF 7/31/2021	87.20 %
FEE EARNED TO DATE	151,117.60
LESS PREVIOUS BILLINGS	139,679.80
AMOUNT DUE THIS INVOICE	\$11,437.80

Services provided this period include periodic site visits, RFI reviews, construction change reviews, Contractor correspondence, pay application reviews, attendance at building committee meetings, and general construction administration.

Invoices are due and payable within 30 days of receipt unless otherwise stated in our Agreement.

ACH / Wire Transfers: TD Bank
 Routing#: 211370545
 Account #: 49919061
 E-mail: AR@TigheBond.com

Total	Previous Outstanding Invoices				
	Days				
	1-30	31-60	61-90	>90	
\$8,838.30	\$8,838.30	\$0.00	\$0.00	\$0.00	

Invoice Summary

Date: 8/17/2021

Invoice No.

082191026

Task	Budgeted Fee	Previously Invoiced	This Invoice	Balance Remaining
Roof Replacement Project				
Initial Roof Assessment and HBMI Survey	\$ 8,900	\$ 8,900	\$ -	-
Schematic Design	\$ 26,000	\$ 26,000	\$ -	-
Construction Documents	\$ 35,000	\$ 35,000	\$ -	-
Tank Replacement Project				
Existing Conditions Assessment and Survey	\$ 4,600	\$ 4,600	\$ -	-
Schematic Design	\$ 2,500	\$ 2,500	\$ -	-
Construction Documents	\$ 8,500	\$ 8,500	\$ -	-
SPCC Plan Preparation	\$ 4,500	\$ 4,500	\$ -	-
Notice of Violation Support/Assistance	\$ 2,000	\$ 2,000	\$ -	-
Renewable Energy Feasibility Study				
Initial Site Evaluation	\$ 3,100	\$ 3,100	\$ -	-
Conceptual Layout	\$ 3,000	\$ 3,000	\$ -	-
Roof-top Structural Analysis	\$ 1,000	\$ 1,000	\$ -	-
Energy Production Estimation	\$ 1,000	\$ 1,000	\$ -	-
Economic Analysis	\$ 2,100	\$ 2,100	\$ -	-
Preliminary Interconnection Request	\$ 500	\$ -	\$ -	500
Phase I Report	\$ 4,500	\$ 4,500	\$ -	-
Solar RFP/RFQ Preparation	\$ 3,400	\$ -	\$ -	3,400
Public Bidding Assistance				
Bidding Assistance for Roof and Tank Replacement Project	\$ 5,700	\$ 5,700	\$ -	-
Procurement Assistance for Solar Project	\$ 3,200	\$ -	\$ -	3,200
Construction Phase Services				
Construction Administration for Tank Replacement Project	\$ 6,200	\$ 6,200	\$ -	-
Construction Administration for Roof Replacement Project	\$ 21,800	\$ 11,779	\$ 3,340	6,681
Construction Observation for Tank Replacement Project	\$ 3,800	\$ 3,800	\$ -	-
Construction Observation for Roof Replacement Project	\$ 22,000	\$ 5,500	\$ 8,098	8,402
Total	\$ 173,300	\$ 139,679	\$ 11,438	22,183

(c)

Oil Spill & Remediation - all expenses to date in this project 9908-81-435995 / 544090

<u>Expenses paid from proceeds of Bank Loan</u>			<u>Amount \$</u>
Balance Fiscal year 2018	6/30/2018		\$ 189.01
Revenue			
	6/14/2019 Settlement check		\$ 555,000.00
	6/28/2019 Shipman & Goodwin	Check	\$ 175.50
	Total Income		\$ 555,175.50
Expenses			
	Shipman & Goodwin	Offset from settlement check	\$ 48,170.80
	Total Expenses		\$ (48,170.60)
Balance Fiscal year 2019	6/30/2019		\$ 507,193.91
Revenue			
	12/23/2019 Settlement check		\$ 47,500.00 <--Not available to use
	Total Income		\$ 47,500.00
Expenses			
	7/10/2019 Debt Service	repay portion of bank loan	\$ 506,829.40
	Total Expenses		\$ (506,829.40)
Balance Fiscal year 2020	6/30/2020		\$ 47,864.51
Balance Fiscal year 2021	6/30/2021		\$ 47,864.51
Balance Fiscal year 2021	8/31/2021		\$ 47,864.51
Total Income to Date			\$ 1,397,675.50
Total Expenses to Date		All expenses related to the oil spill from the loan	\$ 1,349,810.99
Settlement check			\$ 47,500.00
Balance of Funds available as of	8/31/2021		\$ 364.51

Oil Spill & Remediation - all expenses to date in this project 9908-81-435995 / 544090

Expenses paid from proceeds of Bank Loan

Amount \$

Additional Oil Spill Expenses 990881-435965/544095

Revenue

3/15/2018	Appropriated by BOF	\$	14,911
4/23/2018	Appropriated by Referandum	\$	110,000
		\$	124,911

Expenses

1 3/15/18 appropriation			
3/22/2018	St. Onge	Inv 48326	\$ 398.00
3/22/2018	CME	inv 23826	\$ 4,899.25
3/22/2018	Carbtrol Corp	inv 77819	\$ 1,845.56
5/3/2018	CME	Inv 23909 - first \$5k	\$ 5,000.00
5/17/2018	CME	Inv 23928	\$ 658.25
5/17/2018	Carbtrol Corp	Inv 77935	\$ 1,900.11
6/21/2018	Environmental Services	Inv 67235 (partial only)	\$ 213.83
			\$ 14,911.00

2 4/23/18 appropriation			
5/3/2018	Shipman & Goodwin	Inv 524882	\$ 2,272.92
5/3/2018	Shipman & Goodwin	Inv 526643 - Partial only, balance is \$2,409.60	\$ 9,333.58
8/21/2018	Carbtrol Corp	inv 78081	\$ 1,707.82
9/19/2018	CME Associations Inc	inv 24150	\$ 20,154.55
10/18/2018	CME Associations Inc	inv 24121	\$ 5,691.25
11/15/2018	CME Associations Inc	inv 24265	\$ 16,444.18
1/17/2019	CME Associations Inc	inv 24374	\$ 1,208.25
1/17/2019	CME Associations Inc	inv 24318	\$ 773.75
2/21/2019	CME Associations Inc	Inv 24425	\$ 175.00
2/21/2019	Carbtrol Corp	Inv 78721	\$ 1,695.17
3/28/2019	CME Associations Inc	inv 24538	\$ 1,992.05
3/28/2019	CME Associations Inc	inv 24500	\$ 965.00
6/25/2019	CME Associations Inc	Inv 24638	\$ 525.00
8/23/2019	CME Associations Inc	Inv 24898	\$ 2,540.37
8/23/2019	Shipman & Goodwin	Inv 559161	\$ 848.00
9/19/2018	Shipman & Goodwin	Inv 560903	\$ 990.00
10/24/2019	Shipman & Goodwin	Inv 562052	\$ 735.00
11/21/2019	CME Associations Inc	Inv 25136	\$ 218.75
12/13/2019	Shipman & Goodwin	Inv 563615	\$ 2,010.00
12/13/2019	Shipman & Goodwin	Inv 465218	\$ 4,919.00
12/13/2019	Shipman & Goodwin	Inv 557685	\$ 1,632.50
1/16/2020	Shipman & Goodwin	Inv 567458	\$ 720.00
3/19/2020	Shipman & Goodwin	Inv 569039	\$ 180.00
3/19/2020	Environmental Services Inc	Inv 72716	\$ 1,385.00
			\$ 79,092.94

Total Additional Expenses to date \$ 94,003.94

Balances Available	8/31/2021	3/15/18 appropriation \$14,911	\$ (0)
		4/23/18 appropriation \$110K	\$ 30,907

Total Balances available. \$ 30,907

SUMMARY BREAKDOWN OF FUNDS AND EXPENSES TO DATE

TOTAL BORROWED AND APPROPRIATED TO DATE		\$ 919,910.75
Legal	St. Onge	\$ 4,749.00
	Day Pitney	\$ 18,250.00
	Shipman & Goodwin	\$ 270,109.06
Misc Admin		\$ 5,020.08
Non Legal		\$ 638,857.39
TOTAL OVER EXPENSES TO DATE		\$ 936,985.53

School Roof Project 2021

990881-536003

Revenue

4/22/2021 Budget appropriation

Total Revenue \$ 2,514,957
\$ 2,514,957

Expenses

FY2020-2021

4/22/2021 Arizent Closing costs
4/29/2021 Phoenix Advisors Closing costs
5/20/2021 US Bank Closing costs
5/27/2021 Pullman & Comley Closing costs

\$ 500
\$ 4,000
\$ 750
\$ 9,700

\$ 14,950

FY2020-2021

7/22/2021 Imperial Roof Company
7/22/2021 Imperial Roof Company

\$ 10,115
\$ 1,058,359

\$ 1,068,475

Total Expenses \$ 1,083,425

Balance Available

8/31/2021

\$ 1,431,533

T&B study FY 2018-2022

990881-436001/536001

Revenue

11/30/2017 Budget appropriation	\$	166,200
3/15/2018 Additonal Appropriation	\$	7,100
	\$	<u>173,300</u>

Expenses

6/21/2018 Tighe & Bond	inv 051896163	\$	13,864
7/26/2018 Tighe & Bond	inv 061896200	\$	10,398
8/22/2018 Tighe & Bond	inv 071896114	\$	29,461
9/19/2018 Tighe & Bond	inv 081896197	\$	10,017
11/15/2018 Tighe & Bond	inv 091896167	\$	12,894
11/15/2018 Tighe & Bond	inv 101896188	\$	15,562
3/28/2019 Tighe & Bond	inv 021996147	\$	5,095
4/18/2019 Tighe & Bond	inv 031991124	\$	5,823
7/15/2020 Tighe & Bond	inv 041991419	\$	3,586
7/15/2020 Tighe & Bond	inv 091991165	\$	10,001
12/23/2020 Tighe & Bond	inv 082091158	\$	2,010
12/23/2020 Tighe & Bond	inv 102091141	\$	1,200
12/23/2020 Tighe & Bond	inv 122091109	\$	2,490
12/23/2020 Tighe & Bond	Credit	\$	(3,586)
5/27/2021 Tighe & Bond	Inv 042191240	\$	4,628
7/22/2021 Tighe & Bond	Inv 062191138	\$	3,813
		\$	<u>127,256</u>

Balance Available**8/31/2021****\$ 46,044**

Underground Oil Tank Replacements

990881-435965/544091

Revenue

3/15/2018	Appropriated by BOF (This is less the additional \$5,100 & \$2,000 for T&B contract)		1	\$	12,650
6/21/2018	Appropriation by BOF	Deposit of Oil Tank & Pump system	2	\$	10,000
12/20/2018	Appropriation by BOF	Cost & Disposal of Carbon Filters	3	\$	15,000
9/25/2018	Appropriation by Referandum	Estimate cost of replacment project	4	\$	341,000
					\$ 378,650

Expenses

3/22/2018	Advanced Tank Testing	Inv 13924	1	\$	2,100
6/21/2018	CME Associations Inc	inv 24000	1	\$	131
					FY2017-2018 Total \$ 2,231

9/18/2019	CME				
10/18/2018	CommTank	Temporary Tank & Rental	inv 28352	1	\$ 9,200
10/18/2018	CommTank	Rental x 2 tanks	inv 28355	1	\$ 1,219
10/18/2018	CommTank	Rental x 2 tanks	inv 28355	2	\$ 581
11/15/2018	CommTank	Rental x 2 tanks	inv 28822	2	\$ 1,800
1/17/2019	CommTank	Rental x 2 tanks	inv 29965	3	\$ 1,800
1/17/2019	CommTank	Rental x 2 tanks	inv 29351	3	\$ 1,800
2/21/2019	CommTank	Rental x 2 tanks	inv 30483	3	\$ 1,800
3/28/2019	CommTank	Rental x 2 tanks	inv 31071	3	\$ 1,800
4/28/2019	CommTank	Rental x 2 tanks	inv 31503	3	\$ 1,800
5/16/2019	State fee	Building permit (town waived there part)		3	\$ 89
6/20/2019	CommTank	Rental x 2 tanks	inv 31992	3	\$ 1,800
6/20/2019	CommTank	Rental x 2 tanks	inv 32557		\$ 1,800
6/30/2019	United Concrete Product	Convault 12000 Gal Fuel Tank			(ACCRUED @ YE \$63,550)
					FY2018-2019 Total \$ 25,489

8/22/2019	Kropp Environmental	Vacuum Truck -transfer oil from old tan	Inv 19(V)222		\$ 5,552
8/22/2019	Kropp Environmental	Mobilization & Demobilization	Inv 19(R)133		\$ 3,350
8/22/2019	CommTank	Rental x 2 tanks	Inv 33088		\$ 1,800
9/19/2019	Kropp Environmental	Removal of residual fuel	inv 19(R)133-1		\$ 54,254
9/19/2019	Kropp Environmental	Removal of residual fuel	inv 19(R)133-5		\$ 938
9/19/2019	CommTank	Demobilization of temp tank	inv 33916		\$ 3,800
10/24/2019	Kropp Environmental	Change order 1	inv 19(I)133		\$ 14,678
11/21/2019	Kropp Environmental	Project	inv 19(R)133-6		\$ 37,237
11/21/2019	Kropp Environmental	Project	inv 19(R)133-7		\$ 4,806
11/21/2019	United Concrete Product	Convault 12000 Gal Fuel Tank	inv 158767 & 158768		\$ 63,550
12/19/2019	Kropp Environmental	Project	Inv 19(R)133-3		\$ 47,815
					FY2019-2020 Total \$ 237,779

9/10/2020	Kropp Environmental	Project	Inv 19@133-14		\$ 4,727
9/10/2020	Kropp Environmental	Project	Inv 19@133-13		\$ 41,502
12/23/2020	Kropp Environmental	Project	Inv 19@133-0		\$ 3,350
12/23/2020	Kropp Environmental	Project	Inv 19@133-4		\$ 13,471
12/23/2020	Kropp Environmental	Project	Inv 19@133-9		\$ 5,175
12/23/2020	Kropp Environmental	Project	Inv 19@133-12		\$ 2,776
12/23/2020	Kropp Environmental	Project	Inv 19@133-13		\$ 2,109
2/18/2021	Kropp Environmental	Project	Inv 19R133-4		\$ 709
					(5% retainage)
					FY2020-2021 Total \$ 73,818

FY2021-2022 Total \$ -

Overall Totals \$ 339,318

Balance Available

8/31/2021

\$ 39,332

Thompson Public School Complex – Ground-Mounted Solar

To: William Birch, Superintendent of Buildings and Grounds, Thompson Public School District

FROM: Dennis Moran, PE, Briony Angus, ACIP

COPY: Jay Viamari, PE

DATE: August 12, 2021

In 2018, Tighe & Bond was engaged by the Town of Thompson, CT, (the Town) to review the feasibility of installing solar at the Thompson Public School Complex (the Site). The June 2019 Feasibility Report included a general evaluation of the potential for ground-mounted, rooftop, and canopy solar PV, including siting and permitting issues; a financial pro forma; and preliminary design and engineering considerations. Observations about technical feasibility were conducted through a combination of site observations and desktop analysis. The 2019 report concluded that there did not appear to be major technical or siting constraints to the installation of solar PV; however, factors related to the Town's power supply agreement and the declining value of incentives made the economics of the potential projects challenging.

Recently, the Town has asked Tighe & Bond to summarize the current market costs of ground-mount solar projects in New England. Tighe & Bond routinely reviews the actual installed cost of ground mount solar arrays on behalf of lending agencies and have summarized those project costs below. We have also included data from the National Renewable Energy Laboratory (NREL) of installed solar arrays.

The total development cost of four ground-mount solar projects that have been constructed in Connecticut and Massachusetts in 2020 and 2021 were reviewed. The cost for these projects ranged from \$1.17 to \$1.91 per watt direct current (DC). Based on the most recent available data released by the National Renewable Energy Laboratory (NREL), the average installed cost of utility-scale solar fixed-tilt projects across the country is approximately \$1.13/watt DC.

The 2019 feasibility report evaluated a conceptual 1.16 MW DC ground-mounted PV project. Since the development of the conceptual figure, the technology of solar modules has advanced and modules have become more efficient. Based on current technology, and assuming the same number of modules and same development area, the array nameplate capacity could increase to approximately 1.45 MW DC. Using the range of per watt costs noted above for recent projects in Massachusetts and Connecticut, the total construction cost for a 1.45 MW project could range from \$1,700,000 to \$2,800,000.

Tighe & Bond did not re-evaluate other financial considerations that may change the conclusions of the 2019 Feasibility Study. Additionally, it is important to note that the costs of materials and services have fluctuated significantly during the COVID-19 Pandemic.